

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Fairway Drive, 164' W  
centerline of Forge Road  
9th 11th Election District  
4th Councilmanic District  
(912 Fairway Drive)

Gale L. & Charles C. Della Santina  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-372-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gale and Charles Della Santina. The variance request is for property located at 912 Fairway Drive in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a side yard setback of 5 ft. and a sum of side yards of 12 ft. in lieu of the required 10 ft. and 25 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

4/10/02

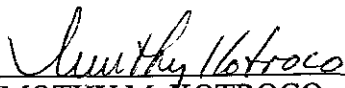
4/10/02

R. J. Janssen

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of April, 2002, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to permit an existing single-family dwelling with addition to have a side yard setback of 5 ft. and a sum of side yards of 12 ft. in lieu of the required 10 ft. and 25 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING

4/10/02  
R. Johnson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

April 10, 2002

Mr. & Mrs. Charles C. Della Santina  
912 Fairway Drive  
Towson, Maryland 21286

Re: Petition for Administrative Variance  
Case No. 02-372-A  
Property: 912 Fairway Drive

Dear Mr. & Mrs. Della Santina:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 912 Fairway Drive Towson MD  
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDE YARD SETBACK OF 5' AND A SUM OF SIDE YARDS OF 12' IN LIEU OF THE REQUIRED 10' AND 25' RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Charles C. Della Santina  
Name - Type or Print \_\_\_\_\_  
C. Della Santina  
Signature \_\_\_\_\_  
Gale L. Della Santina  
Name - Type or Print \_\_\_\_\_  
Gale L. Della Santina  
Signature \_\_\_\_\_  
912 Fairway Dr. 410.821.1873  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson MD 21286  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

SAME  
Name \_\_\_\_\_  
AS  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
ABOVE  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-372-A

Reviewed By LTM Date 3/7/02

Estimated Posting Date 3/17/02

ORDER PREPARED FOR FILING

4/10/02  
REV 10/25/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 912 Fairway Dr.  
Address  
TOWSON MD 21286  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing screened porch attached to our home is not useful, because it is dark, cold and permeable to large amounts of dust and pollen. We wish to replace it with an enclosed two-story addition designed to add a much-needed bathroom and home office space while maintaining harmony with the proportions and prevailing design style of other houses on our street. The existing screened porch is 7 ft from the eastern edge of our property, 45 ft from the street, and 20.5 ft from the nearest building. We request a variance to allow building the new enclosure to 5 ft from the eastern property line. Our neighbors on each side and across the street are supportive of this request.

Putting an addition elsewhere (e.g., back of house) would be prohibitively expensive. It would require removal/replacement of our backyard patio and cutting of two doorways through brick walls that are required to maintain our home's structural integrity. It would also still require removal/replacement of the screened porch we seek to renovate, to provide access for construction equipment to the backyard. Constraining the designed addition to the width of the existing screened porch would lead to a room less than 7 feet wide, markedly limiting functionality and home equity value.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles Coleman DellaSantina  
Signature  
Name - Type or Print

Gale Della Santina  
Signature  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of March, 2002 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Coleman & Gale Della Santina  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen Stone  
Notary Public  
My Commission Expires April 1, 2004

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

912 Fairway Dr.  
Address  
TOWSON MD 21286  
City State Zip Code

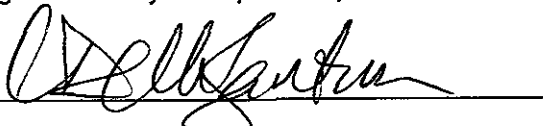
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing screened porch attached to our home is not useful, because it is dark, cold and permeable to large amounts of dust and pollen. We wish to replace it with an enclosed two-story addition designed to add a much-needed bathroom and home office space while maintaining harmony with the proportions and prevailing design style of other houses on our street. The existing screened porch is 7 ft from the eastern edge of our property, 45 ft from the street, and 20.5 ft from the nearest building. We request a variance to allow building the new enclosure to 5 ft from the eastern property line. Our neighbors on each side and across the street are supportive of this request.

Putting an addition elsewhere (e.g., back of house) would be prohibitively expensive. It would require removal/replacement of our backyard patio and cutting of two doorways through brick walls that are required to maintain our home's structural integrity. It would also still require removal/replacement of the screened porch we seek to renovate, to provide access for construction equipment to the backyard. Constraining the designed addition to the width of the existing screened porch would lead to a room less than 7 feet wide, markedly limiting functionality and home equity value.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature



Name - Type or Print

Charles Coleman Della Santina

Signature



Name - Type or Print

Gale Della Santina

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Coleman & Gale Della Santina

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

My Commission Expires

April 1, 2004



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 912 Fairway Drive, Towson MD  
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 B C Z R

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDE YARD SETBACK OF 5' ~~IN LIEU OF THE REQUIRED~~ AND A SUM OF SIDE YARDS OF 12' ~~IN LIEU OF THE REQUIRED~~ 10' AND 25' RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Charles C. DellaSantina  
Name - Type or Print \_\_\_\_\_  
C. DellaSantina  
Signature \_\_\_\_\_  
Gale L. DellaSantina  
Name - Type or Print \_\_\_\_\_  
Gale L. DellaSantina  
Signature \_\_\_\_\_  
912 Fairway Dr. 410.821.1873  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson MD 21286  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

SAME  
Name \_\_\_\_\_  
AS  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
ABOVE  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-372-A

Reviewed By LTM Date 3/7/02

REV 10/25/01

Estimated Posting Date 3/17/02

**ZONING DESCRIPTION FOR  
912 FAIRWAY DRIVE, TOWSON, MARYLAND**

Beginning at a point on the north side of Fairway Drive, which is 30 feet wide at the distance of 164 feet west of the centerline of the nearest improved intersecting street, Forge Drive, which is 30 feet wide. Being Lot#23 in the subdivision of Rodgers Forge Summit as recorded in Baltimore County Plat Book #13, Folio #111, containing 0.29 acres. Also known as 912 Fairway Drive and located in the 11<sup>th</sup> Election District, 4<sup>th</sup> Councilmanic District.

F/372



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 11124

DATE 3/7/02 ACCOUNT 2001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: LELLA SANTILIA

FOR: 20411124 VARIANCE

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
3/08/2002 3/07/2002 11:23:29  
REF: 4501 CASHIER JRIC JMR DRAFTER 1  
RECEIPT # 006383  
DEPT: 5 528 ZONING VERIFICATION  
CK NO. 011124

Receipt Tot 50.00  
50.00 CK .00 CR  
Baltimore County, Maryland

CASHIER'S VALIDATION

## CERTIFICATE OF POSTING

ADMIN

RE Case No 02-372-APetitioner/Developer DELLA SANTINADate of Hearing/Closing 4/11/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111,  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: P.D.M. / ZONING & / GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at # 912 FAIRWAY DR.

The sign(s) were posted on 3/15/02  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 03/20/02  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

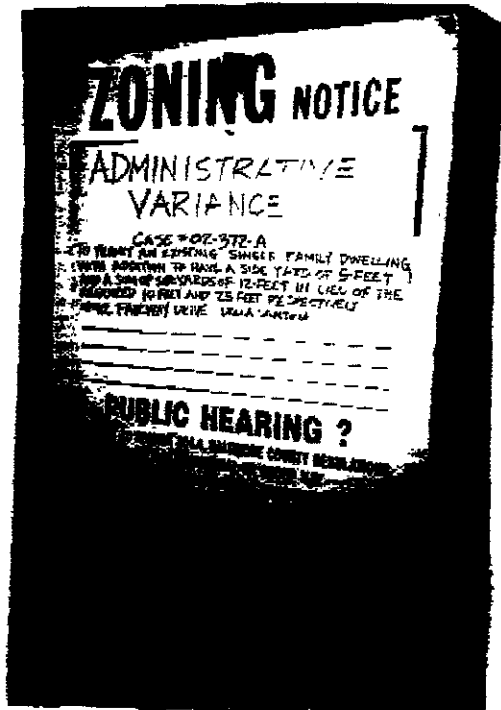
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

#### For Newspaper Advertising:

Item Number or Case Number 02-372-A  
Petitioner Charles & Gale Della Santina  
Address or Location 912 Fairway Dr. Towson MD 21286

#### PLEASE FORWARD ADVERTISING BILL TO

Name Charles & Gale Della Santina  
Address 912 Fairway Dr  
Towson MD 21286  
Telephone Number 410. 821. 1873

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 372 -A

Address 912 FAIRWAY DRIVE

Contact Person: CIDYD MOXLEY

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/7/02

Posting Date: 3/17/02

Closing Date: 4/1/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 02- 372 -A

Address 912 FAIRWAY DRIVE

Petitioner's Name DELLA SANTINA

Telephone (40) 821 1873

Posting Date: 3/17/02

Closing Date: 4/1/02

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING  
WITH ADDITION TO HAVE A SIDEYARD OF 5' AND A SUM OF  
SIDEYARDS OF 12' IN LIEU OF THE REQUIRED 10' AND 25'  
RESPECTIVELY



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 1, 2002

Mr. & Mrs. Charles C. Della Santina  
912 Fairway Drive  
Towson MD 21286

Dear Mr. & Mrs. Della Santina:

RE: Case Number: 02-372-A, 912 Fairway Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 07, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. (DZ)  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** April 17, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for *March 25, 2002*  
*Item Nos 360, 361, 362, 363, 364, 365,*  
*366, 367, 368, 369, 370, 371, (372), 373,*  
*375, 376 and 377*

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

March 18, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

372

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *TBS/TGT*  
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368



4/11 AN

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

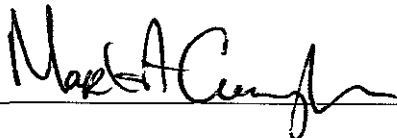
**DATE:** April 10, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

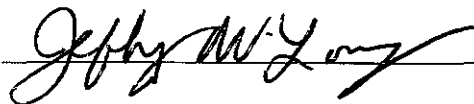
**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-372, 02-375, 02-385, 02-386, & 02-397

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC

APR 11 2002



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 3-19-02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 372 LTM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

March 6, 2002

Baltimore County Zoning Board  
Baltimore County Maryland

To Whom It May Concern:

We the Brucks, residing at 914 Fairway Drive, Towson Maryland do not oppose the Della Santinas residing at 912 Fairway Drive, Towson Maryland in their desire to enclose and add one story to an existing porch on the east side of their house.

*Clifford C Bruck Jr.*

Clifford C. Bruck, Jr.

*Robin A. Bruck*

Robin A. Bruck

# 372-A

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

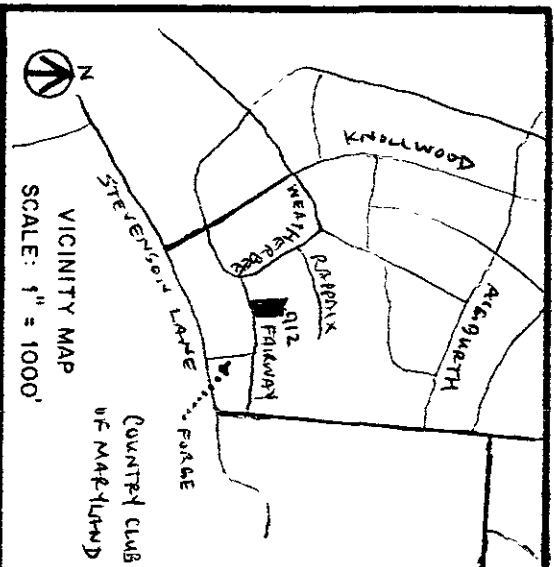
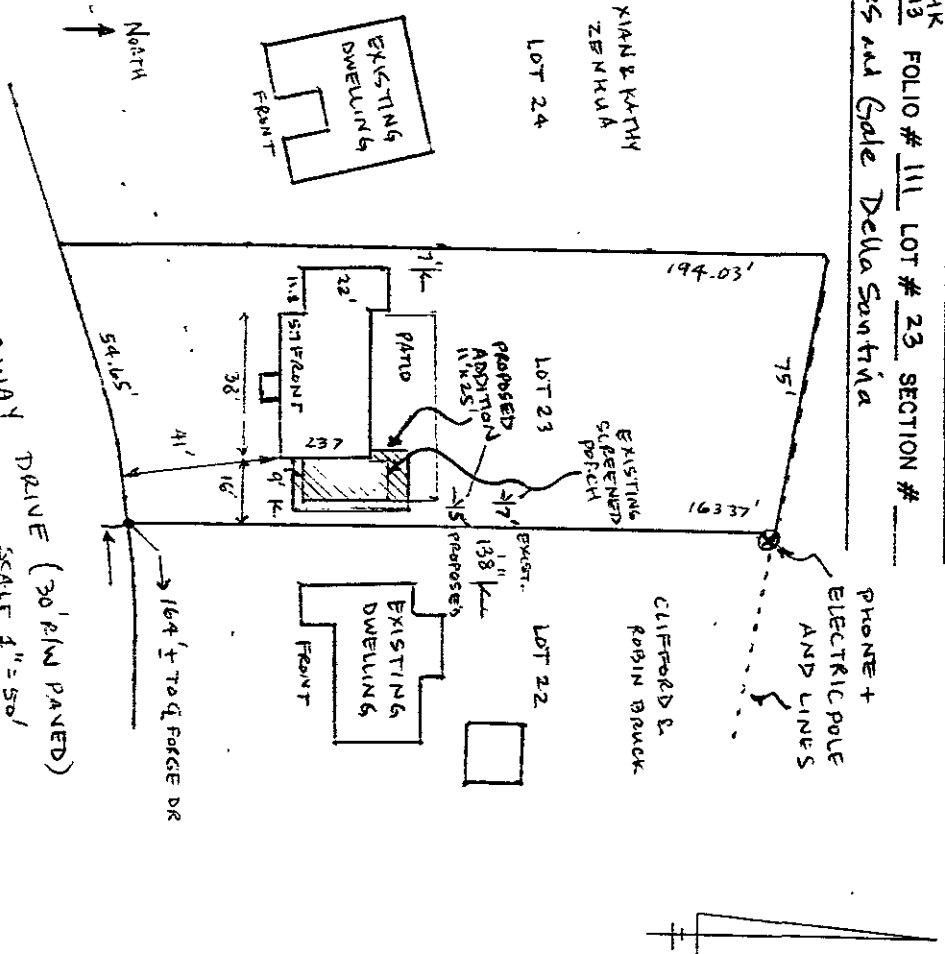
PROPERTY ADDRESS 912 FAIRWAY DRIVE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME RODGERS FORGE SUMMIT

PLAT BOOK # 13 CHK 111 LOT # 23 SECTION #    

OWNER Charles and Gale Della Santina



## LOCATION INFORMATION

ELECTION DISTRICT 11 QTH

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # NE9B

ZONING DR.3.5

LOT SIZE 0.29 12737 SQUARE FEET

ACREAGE 0.29

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

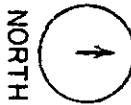
HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

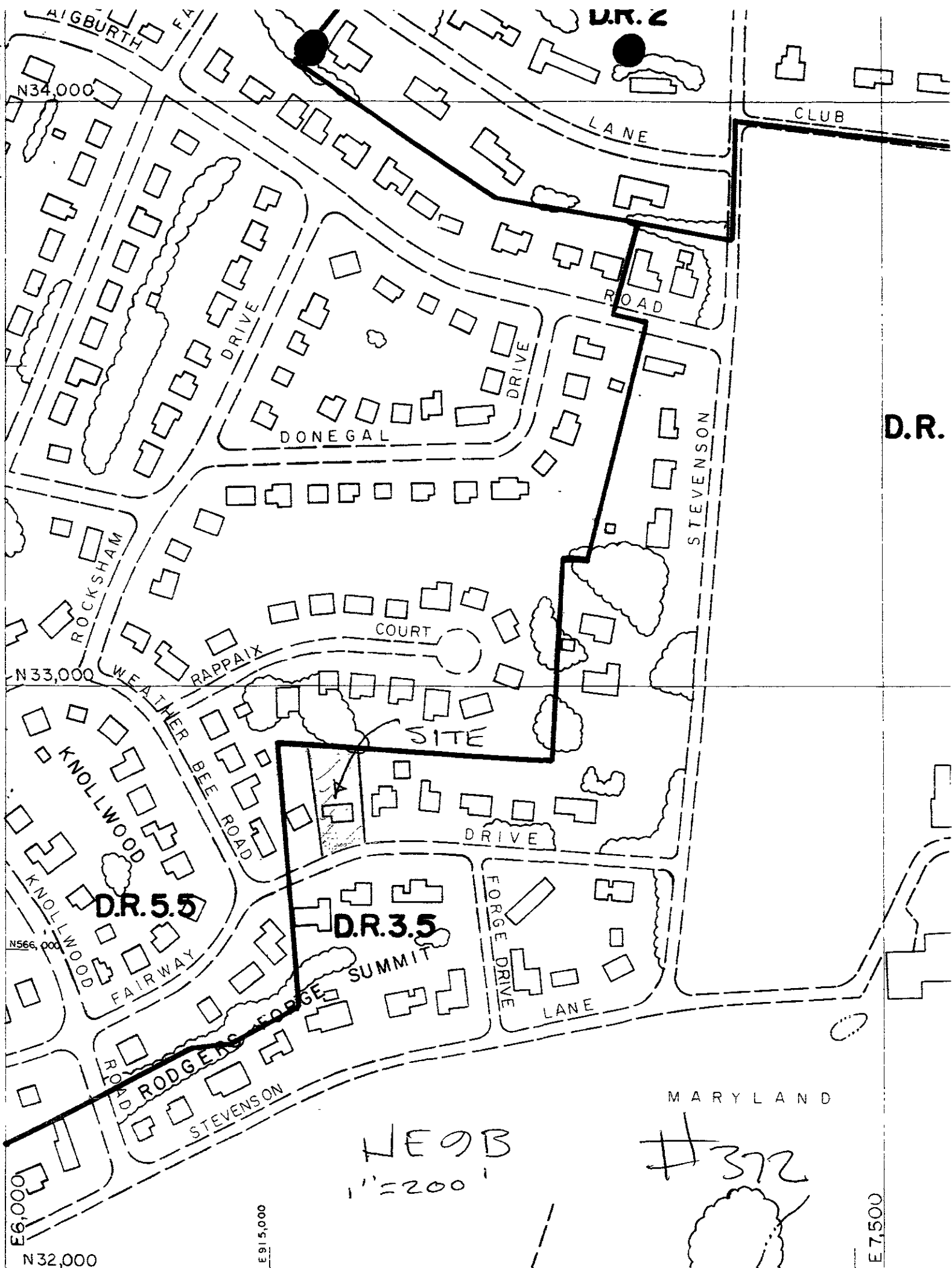
REVIEWED BY CM ITEM # 372 CASE #    

PREPARED BY CHARLES C. DELLA SANTINA (TRACED FROM MANUSCRIPT 188) SCALE OF DRAWING: 1" = 50'



Ret. Ex. #1

(SHEET NE-9-A)



D.R. 2

CLUB

LANE

ROAD

DONEGAL

STEVENSON

D.R.

COURT

SITE

DRIVE

D.R. 5.5

D.R. 3.5

SUMMIT

FORGE DRIVE

LANE

FAIRWAY

RODERS  
STEVENSON

MARYLAND

NE 9 B

1" = 200'

#372

N34,000

N33,000

N566,000

N32,000

E915,000

E7,500



